

# Clairemont Community Planning Group

## Minutes of the Meeting of May 21<sup>st</sup>, 2019 Alcott Elementary School Auditorium

P Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> P Gary Christensen - <b>Secretary</b> A Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen P Michael Brewer P Ryan Rolla P Carol Schleisman	P Susan Mournian A Billy Paul P Erin Cullen A Barbarah Torres
---	--	--	--

P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Chair Naveen Waney called the meeting to order at 6:01 p.m. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

**Public:**

- Ken Kaplin Director at Costa Viva-located adjacent to Protea project site currently being used as construction laydown for MCTC. Would like the insure the CCPG is going to be able to review the project prior to construction and would also like the median on Morena Blvd. to be finished and brought up to the level of the rest of Morena Blvd.
- James with Raise the Balloon (RTB)-speaking in reference to density at the Community Plan Update (CPU). There was a consensus of the subcommittee board to accept up to the additional 5,000 units the city is requesting but feels the public isn't being heard and we should add meetings for additional public comment.
- Tom-speaking on housing affordability and people leaving the area due to this issue. RTB will be having a balloon march on 6/8 at 10:00 am starting at Lindbergh Park down Balboa Ave to Genesee, then from Clairemont High School to De Anza Cove.
- Andrew with the San Diego Audubon Society-speaking about re-wild Mission Bay. In 2014 a grant was given to study re-wild Mission Bay. Andrew would like to come present the findings and efforts being presented to re-wild Mission Bay.
  - Carol-Where in the process is this?
  - Andrew-The city is working on the De Anza plan and the Mission Bay plan currently.

**Committee Members:**

- Harry-speaking about the Community Plan Update feels the board is not listening to the public and the board may have different ideas than the public. Thinks we may need an entire meeting for public input.
- Susan-it's nice to see Laura from the city here we have been working with her and her team for approximately 3 years on the plan update. If anyone is unclear on anything, they are being urged to go to clairemontplan.org. The public is being heard, we only have the meeting space for a limited amount of time and in an effort to complete the tasks we have we have to limit comments. We have scheduled a second meeting to continue land use for 5/29/19 where we hope to finish the final focus areas and have time to hear public comment. If anyone would like to provide feedback they are welcome to call Marlon, Tate or Laura.
- Nick-there will be an open house for the joint use park proposed at Whitman Elementary on 6/5.
- Naveen-would like to thank Harry for his comments about the plan update but once drafted it still comes to the CCPG board for review and a vote. Mt. Acadia Residential Care Facility is requesting an extension on their CUP application.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

- Item 201 to be rescheduled to another date applicant can't make tonight's meeting.
- Motion-Nick
- Second-Kevin
- **Vote: 12-0-0** (Delana, Chad, Billy, & Barbarah absent)

**Item 4. Approval of Minutes- Approve as presented.**

- Motion-Nick
- Second-Cecelia
- **Vote: 10-0-2** (Harry & Kevin Abstain; Delana, Chad, Billy, & Barbarah absent)

**Item 5. Council Representative Reports**

**District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@sanidiego.gov](mailto:cmunson@sanidiego.gov)**

- Carrie was not present at this meeting.

**District 6 Council Report, Madison Garrett, Community Liaison, [mgarrett@sanidiego.gov](mailto:mgarrett@sanidiego.gov)**

- Parks & Rec update
  - Jenifer Jones memorial at Gershwin Park to begin construction end of May.
  - Proposed fenced dog park at North Clairemont Red needs funding for design.
    - Kevin-Will the CCPG be able to review?
    - Maddy- Yes.
    - Kevin-Is this an addition to the park?
    - Maddy- it is repurposing currently unutilized space.
  - Olive Grove Community Park has received \$1mil to update facilities and equipment. Project is currently at the end of the design phase and will soon go out for bid. Construction set to begin in the spring on 2020.
    - Harry-where does the funding come from?
    - Maddy-it is part of the city budget.
    - Erin-is this part of our CIP list. Do we need to be providing the council members office with additional ideas?
    - Public-disappointed the Chris Cate has not been visible in the community.
  - **SANDAG Mid-Coast Trolley Monthly Update, Pete D'Ablaing, SANDAG**
- San Diego River trolley bridge columns are up and they are working on section 1 of 3.
- Form work will be done on Frias Rd. 6/10-6/14 with road closures.
- North Tecolote currently installing trolley components.
- Clairemont station platform in progress.
- Installed new power substation.
- I5 offramp at Balboa replacing drainage then installing the signal. 6/14-6/17 ramp closures.
- Retaining walls are 85% complete.
- Past the 50% mark on the project
- Project is on time and on budget.
- Harry-what is the timeline for completion of the Clairemont Station and the Protea project?
  - Pete-at a minimum the station parking will be complete with the station opening.
- Harry-what about the retaining wall graffiti?
  - Pete-graffiti is a contact problem but the continue to work on it. Once MTS takes control they will maintain and address within 24 hours.
- Ryan-is there going to be a covering around the power station at Clairemont Dr.?
  - Pete-yes, iron fence and landscaping.
- Richard-can we use anti-graffiti coating on the walls?
  - It is easier to paint over the graffiti than use the anti-graffiti coating, MTS will remediate any graffiti within 24 hours of report.

**Planning Department, Community Plan Update, Laura Black, AICP, City of San Diego**

- Thank you to the board and subcommittee for the work you are doing.
- The plan is nearly complete and once complete would like 5-10 minutes per month to provide a status update as it works through the process.
- Subcommittee should be complete with their work in August.
- First step will be to release the draft plan and collect comments.
- Second step is to conduct and release the EIR and collect comments.
- Third step will update plan, release, and collect comments.
- Hearing are scheduled to begin the end of 2020
- The online tool and in-person workshops were successful.
- Carol-the survey was flawed, the structure allowed people to vote multiple times, anyone anywhere could vote the results should be excluded. The community doesn't want any of the changes they want 30' height limit, upgraded infrastructure, updated city services, affordable housing, and smart growth.
- Erin-has the city planned for the second land use meeting? Will infrastructure be discussed.
  - Laura-yes, the meeting is 5/29 6pm-8pm at Alcott. Infrastructure will be addressed after mobility.
- Susan-reading an email from a member of the public who would like guarantee that the issues that come from the EIR in regard to mobility will be mitigated.
- Harry-unmitigated mobility is what happened at the Balboa Station specific plan the EIR found serious and unavoidable impacts but no mitigation was presented or adopted.

**Item 6. Consent Agenda** (see agenda)  
None

**Item 7. Action Items**

**201. Mt. Acadia Residential Care and Retail Facility EOT (Extension of Time) – PTS: 614707/634292 – Applicant: John Van Ryn, PE, PLS**

- Agenda modified item to be rescheduled.

**Item 7. Informational Items**

**301. SANDAG Mid-Coast Mobility Hub Strategy** (Marisa Mangan, SANDAG; Matt Horton; Kimley-Horn)  
Presentation of SANDAG's strategies to create Mobility Hubs at all new Mid-Coast Trolley Stations. SANDAG is seeing community feedback about pilot programs that can be incorporated into the new trolley stations. The Mobility Hub strategy focuses on 5 minute walk/bike/drive around each trolley station. Information is available at [sdforward.com/midcoastmobilityhubs](http://sdforward.com/midcoastmobilityhubs)

- Harry-The AdHoc subcommittee wasted their time none of the improvements discussed were included in this presentation. Where is the bridge over I5 the community needs access.
- Carol-Where is the pedestrian bridge over I5 at the Balboa Station?
  - Marisa-The proposal is to enhance existing infrastructure.
- Michael-Unmanned vehicles, is this a policy push?
  - Marisa-San Diego is currently an autonomous vehicle proving ground, so they felt the need to include them.
- Nick-Clairemont Dr. should also get micro-transit. We should include the Mobility Hub information in the Community Plan Update under Mobility.
- Kevin-Is there coordination with CalTrans for the Balboa underpass modifications at I5?
  - Marisa-Coordination is underway with CalTrans in University City for their upgrades then Clairemont will be discussed.
  - Matt-There are no structural changes to the underpass.

- Ryan-Balboa Station Specific Plan Subcommittee fought for a bridge. Also, there needs to be accounting for topography when calculating the travel distances.
- Richard-Nice concept, what is the timeline, where does funding come from, and what are the priorities?
  - Marisa-There is no specific timeline, funding will be public & private.
  - Matt-We are seeking community feedback for priorities.
- Cece-Trying to accommodate changes to not make major changes appear to have potential large impacts negative on traffic.
  - Marisa-We would like Morena Blvd. to not be an I5 bypass.
- Gary-These are great ideas, but we need to connect the Mesa of Clairemont to the transit centers at the Morena Corridor.
- Naveen-Like the vision and forward thinking. How do you assure locations get serviced and used?
  - Marisa-Hold service providers accountable with agreements.
- Naveen-We need a bridge over I5.
- Public Comment:
  - Will CCPG review the plans at Clairemont Dr. Station and is there parking
    - Marisa-Protea is responsible for providing Parking
  - This is not realistic for those other than the young.
  - How will you connect the Mesa with the trolley?
    - Marisa-On-Demand transit.
    - Nick-We will also address this in our CPU.
  - Please describe the Clairemont Dr. bike bridge?
    - Matt-We would replace the free right turn lane with a bike path.
  - We need to add restrooms at the trolley stations.
  - Need MTS busses to connect the Mesa to the trolley.
  - Financing, bonds = taxes.
  - How much parking at each station
    - Balboa Station: 150, Clairemont Dr. Station 260
  - Clairemont Dr. during rush hour, it is a bad idea to take a lane away.
  - Feels like only ideas and not specific to actual stations.
  - Pacific Beach Access?
  - Balboa North-South overpass width?
    - Pete D'Ablaing-Does not have that information with him.
  - Balboa station needs safe bike travel.
  - Doesn't seem save to add electric rideable to the bike path.
  - The district 2 representative said there is going to be a bridge over I5
    - Marisa-There is a feasibility study.
  - Troubled by Morena Blvd. being changed.
  - Document says final draft is it that or a concept.
  - Will there be micro-transit at Tecolote station, and does it go far enough to connect USD.
    - Marisa-USD is considering Tecolote station as a station their students will transit from.
  - Protea 150 parking spots are trolley exclusive?
    - Marisa-Yes.
  - Marisa-There will be a presentation of community feedback to the Federal Transit Authority in August.

**302. US Navy Det Fuel Pipeline Realignment Project** (CDR James Alger, U.S. Navy, Naval Base Point Loma)

Presentation of information regarding 2 locations in Clairemont where the existing jet fuel pipeline will be relocated into the public utility corridor.

- Pipeline is under continuous monitor.
- 8” pipe.
- 5 year pipe inspection with internal equipment to measure pipe thickness.
- Diesel fuel pipeline.
- Late 2020, early 2021 construction start.

Comment:

- Naveen-Are you overtaking the easements?
  - CDR-No relocating the pipeline to the public right of way.
- What is the PSI?
  - CDR-740 PSI
- Diesel fuel?
  - JP5 which is diesel.
- How many repairs have there been?
  - CDR-31 anomalies were repaired in 2018.
- Ryan-Is the pipe examination information available to the public?
  - CDR-yes on our website.

**303. Clairemont Village** (Bruce Kleege, Property Owner)

Understands Clairemont is going through the community plan update and would like to add residential units on the back 2.5 acres of the property but would need a higher density zoning.

- Approximately 150 units.
- 50’ height proposed.
- Adjacent to 13 story building
- Currently zoned for 45’ but the overlay is 30’.

**Item 8. Workshop Items** None

**Item 9. Potential Action Items** None

**Item 10. Reports to Group**

**Chair Report – Naveen Waney – no report**

**Vice-Chair/Parking & Transportation Report – Nicholas Reed – no report**

**Secretary Report, Gary Christensen – no report**

**MCAS Miramar – Cecelia Frank – no report**

**Treasurer – Delana Hardacre – \$159.22 in checking account, \$159.66 in city allotment, \$318.88 balance**

**Community Plan Update – Susan Mournian – Next meeting 5/29/19 to complete land use section.**

**Clairemont Town Council – Delana Hardacre – no, report**

**Project Review Subcommittee – Kevin Carpenter** – Waiting for projects to follow up for review.

**By-Laws** – – will need new chair.

**Mt. Etna/County Crime Lab – Richard Jensen-** Will begin meeting regularly on the 1<sup>st</sup> Tuesday of the month from 6pm – 8pm.

**Adjournment at 8:15 PM**

**The next meeting will be held on June 18<sup>th</sup>, 2019, 6:00 pm at Alcott Elementary School.**